



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday June 14, 2016

Time: 7:00 P. M.

Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for June 14, 2016 - including any deletions or corrections
 - b. Approval of Minutes of May 31, 2016.
- VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VII. PLANNING & ZONING Action to be taken on the following applications:

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DON BURNETTE, County Manager

1. **TM-0071-16 – CRITTER, LLC: (4680 S Decatur Blvd.)**
TENTATIVE MAP for a commercial subdivision on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,100 feet north of Tropicana Avenue within Paradise. SS/pb/raj (For possible action) **PC 6/21/16**
2. **UC-0327-16 – RJP LV I, LLC: (3429 Spring Mountain Rd.)**
USE PERMITS for a proposed mixed use development in an H-1 zone.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a proposed mixed use development on 6.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). SB/rk/ml (For possible action) **PC 6/21/16**
3. **UC-0181-15 (AR-0069-16) – SIEGEL PLAZA, LLC: (700 E. Naples Dr.)**
USE PERMIT FIRST APPLICATION FOR REVIEW to reduce the separation for an outside dining/drinking area (patio) from a residential use.
DESIGN REVIEW for an outside dining area (patio) in conjunction with an existing on-premises consumption of alcohol establishment (supper club) within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. MBS/jvm/raj (For possible action) **PC 7/5/16**
4. **UC-0682-12 (AR-0078-16) – LIN, TERRY P. & JEANNE S.: (1508 Silver Rain Ave.)**
USE PERMIT SECOND APPLICATION FOR REVIEW of a day care facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. SS/co/raj (For possible action) **PC 7/5/16**
5. **WS-0630-15 (ET-0080-16) – J & S DIESEL SERVICE, INC.: (5155 Dean Martin Dr.)**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking in conjunction with an existing recreational facility (indoor shooting range) and sporting goods firearms sales on 1.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Ali Baba Lane within Paradise. SS/jvm/raj (For possible action) **PC 7/5/16**
6. **UC-0328-16 – NINA K. ROBERTS REVOCABLE TRUST: (5000 Boulder Highway)**
USE PERMIT for an existing automobile maintenance (window tinting and repair).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; and **2)** alternative design standards.
DESIGN REVIEW for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/dg/ml (For possible action) **PC 7/5/16**

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7. **UC-0345-16 – FAP, LLC: (4455 W. Flamingo Rd.)**
USE PERMIT for a proposed recreational facility (indoor escape rooms) within an existing shopping center on 3.4 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road and 140 feet west of Arville Street within Paradise. SS/mk/raj (For possible action) **PC 7/5/16**
8. **WS-0334-16 – FREES, JAMES P.: (1760 Crystal Downs Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Crystal Downs Avenue and Longmont Drive within Paradise. SS/mk/raj (For possible action) **PC 7/5/16**
9. **WS-0346-16 – MONTARA TRUST: (4716 Monaco Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce setbacks from a right-of-way; **3)** reduce roof pitches; and **4)** reduce building separations for 2 existing accessory structures and a patio cover in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Monaco Road and North Montara Circle within Paradise. CG/jt/raj (For possible action) **PC 7/5/16**
10. **ZC-0770-07 (ET-0068-16) – RJP LVI, LLC: (4155 Dean Martin Dr.)**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 9.5 acres from U-V (Urban Village - Mixed Use) Zone and M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel consisting of 600 hotel rooms and 1,577 timeshare units; **3)** 1,521 resort condominium units; **4)** public areas including all casino areas, retail, restaurant, bar/tavern with live entertainment, fitness, guest services and convention, back-of-house, and parking areas; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce the 1:3 height setback ratio from an arterial street; **2)** reduce parking; **3)** allow alternative means of access for accessory uses in conjunction with a resort hotel; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a resort hotel with mid-rise and 5 high-rise towers including kitchens within the units; and **2)** all other accessory and incidental buildings and structures. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. SB/tk/ml (For possible action) **BCC 7/6/16**
11. **UC-0342-16 – DESERT PASSAGE JV, LLC: (3663 Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** allow roof signs where not permitted; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW to amend an approved comprehensive sign plan to include additional wall signs, roof signs, and animated signs (video units) for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 360 feet east of Las Vegas Boulevard South within Paradise. MBS/al/raj (For possible action) **BCC 7/6/16**

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12. **UC-0348-16 – DESERT PASSAGE JV, LLC, ET AL: (3663 Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS for the following: 1) increase the allowed projection from the face of a building for a projecting sign; and 2) all other deviations as shown per plans on file.
DESIGN REVIEW to amend an approved comprehensive sign plan to include wall signs, a projecting sign, and animated signs for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 320 feet east side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/6/16**
13. **UC-0361-16 – CAESARS PALACE REALTY CORPORATION, ET AL: (3570 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) reduce setback; 2) allow alternative landscaping and screening; 3) allow freestanding sign not within a curbed landscape; and 4) all other deviations as depicted per plan on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow non-standard improvement in the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; 2) outdoor improvements to an existing shopping center; 3) increase freestanding sign area 4) increase the number of animated signs; and 5) increase animated sign area in conjunction with an existing resort hotel (Caesars Palace) on 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/dg/ml (For possible action) **BCC 7/6/16**
14. **WS-0353-16 – BPS HARMON, LLC, ET AL: (3717 Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; 2) increase animated sign (video unit) area; and 3) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign (video unit) area in conjunction with an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/al/ml (For possible action) **BCC 7/6/16**
15. **WS-0316-16 – BPS HARMON LLC, ET AL: (3717 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to increase sign area for a proposed hanging sign in conjunction with an existing restaurant (Rainforest Café).
DESIGN REVIEW to amend an approved comprehensive sign plan by adding an additional hanging sign for an existing restaurant (Rainforest Café) within an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/al/mcb (For possible action) **BCC 6/22/16**
16. **WS-0359-16 – NEVADA PROPERTY 1, LLC: (3708 Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed addition (guestrooms and gaming area) in conjunction with an existing resort hotel (The Cosmopolitan of Las Vegas) on 8.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/jt/raj (For possible action) **BCC 7/6/16**

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VIII. Correspondence:

IX. General Business: Items for discussion & possible action:

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.

XI. NEXT MEETING: **June 28, 2016**

XII. ADJOURNMENT:

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